



## 3223 83 Street Calgary Alberta

\$88,900

\*\*\*NEW YEAR...NEW HOME...NEW LIFESTYLE\*\*\* UPDATED, AFFORDABLE, PRISTINE & PERFECTLY PRICED TO SELL! This adorable 2 bed & 1 bath GEM is everything you could want. Enter into good sized foyer with double closets (no lack of storage here). Fully updated new luxury vinyl flooring & lighting throughout the home, baseboard, casing, blinds, all new floor grates, modern paint colours, new interior doors, wainscoting. Separate mud room leads out to back deck (new as well). Kitchen has new countertop, backsplash, double stainless sink, faucet, portable dishwasher (only 3 years old) moveable island, newer convection stove, microwave & fridge. The separate laundry room off the kitchen has the washer & dryer. Nice to have the laundry room tucked away instead of being in a hallway. This laundry room also gives you lots of cupboard space and room for brooms, vacuums etc. Off the kitchen patio doors to deck & 2 more closets, one in hallway and one just to the right of the kitchen. The open concept living/dining room has new paint, newer shiplap feature wall, lighting and blinds on the bay window. Both bedrooms are a good size separated by the bathroom (makes for perfect room mate/teen situation). The primary has wall to wall closets and the second bedroom is huge (used to be 2 bedrooms). The main bath is completely renovated with new flooring, gorgeous vanity with his and her sinks, mirrors, medicine cabinet, soaker tub and comfort height toilet. Exterior offers newer front door, covered deck full length of home with xtra cupboards, new carpeting, painted exterior wood trim on side of home facing the carport, covered carport easily covers truck & smaller car, big shed & back yard that offers good amount of greenspace for the pets/kids or the gardener but not too much to have to maintain. Newer windows, roof, furnace (2011) & hot water tank (2011). Lease fee of \$1,375...

Living room/Dining room 18.00 Ft x 14.00 Ft

Kitchen 11.00 Ft x 14.00 Ft

5pc Bathroom 10.00 Ft x 5.00 Ft

Primary Bedroom 10.00 Ft x 11.00 Ft

Bedroom 13.00 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

**RE/MAX Realty Professionals**

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